



B.Z.A.
COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: 14310-0-00720
Date Received: 10/3/14
Application Accepted By: H. Reiss Fee: \$320.00
Comments: 12/16/14

3332.38 Private garage; increase height from 12'8" to 17'2"

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 3666 Olentangy Blvd., Columbus, OH Zip 43214

Is this property currently being annexed into the City of Columbus ☐ Yes ☒ No

If the site is pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010-058927-00 Northmoor Add Lot 241

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): R3

Recognized Civic Association or Area Commission: Clintonville Area Commission

Proposed use or reason for Council Variance request: Garage improvement

Acreage: .143

APPLICANT: Name Stephen and Deborah Ryan

Address 3666 Olentangy Blvd. City/State Columbus, OH Zip 43214

Phone # 614-267-1975 Fax # _____ Email: freya43202@yahoo.com, daryan43214@aol.com

PROPERTY OWNER(S): Name Stephen and Deborah Ryan

Address 3666 Olentangy Blvd. City/State Columbus, OH Zip 43214

Phone # 614-267-1975 Fax # _____ Email: freya43202@yahoo.com, daryan43214@aol.com

☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT

☐ Attorney ☐ Agent

Name _____

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email: _____

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE Deborah Ryan Stephen D Ryan

PROPERTY OWNER SIGNATURE Deborah Ryan Stephen D Ryan

ATTORNEY / AGENT SIGNATURE _____

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer



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AFFIDAVIT

(See next page for instructions)

14310-00720
3666 Olentangy Boulevard

APPLICATION # _____

STATE OF OHIO _____

COUNTY OF FRANKLIN _____

Being first duly cautioned and sworn (1) NAME Stephen and Deborah Ryan

of (1) MAILING ADDRESS 3666 Olentangy Blvd., Columbus, OH 43214

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per CERTIFIED ADDRESS FOR ZONING PURPOSES 3666 Olentangy Blvd., Columbus, OH 43214

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Stephen and Deborah Ryan

3666 Olentangy Blvd., Columbus, OH 43214

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Stephen and Deborah Ryan

(614)-267-1975

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Clintonville Area Commission

Dana Bagwell

614-268-2332

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

☐ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this

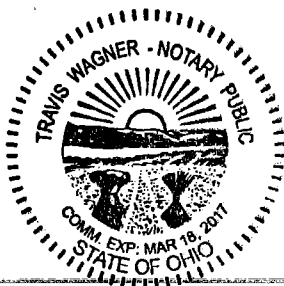
(8) Stephen D Ryan Deborah Ryan
13 day of September, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]
Mar 18, 2017

My Commission Expires:

Notary Seal Here



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Please make all checks payable to the Columbus City Treasurer

APPLICANT

Deborah & Steven Ryan
3666 Olentangy Blvd.
Columbus, OH 43214

PROPERTY OWNER

Deborah & Steven Ryan
3666 Olentangy Blvd.
Columbus, OH 43214

**AREA COMMISSION OR
NEIGHBORHOOD GROUP**
Clintonville Area Commission
Zoning Committee Chair
Dana Bagwell
3982 N. High St.
Columbus, OH 43214

SURROUNDING PROPRTY OWNERS

David G. & Catherine Rowswell
3880 Olentangy Blvd.
Columbus, OH 43214

Brian L. Krummen
3658 Olentangy Blvd.
Columbus, OH 43214

Michael & Evelyn K. McCarroll
3650 Olentangy Blvd.
Columbus, OH 43214

Marilyn Wittman
3674 Olentangy Blvd.
Columbus, OH 43214

Larry J. & Barbara A. Cassell
3661 Olentangy Blvd.
Columbus, OH 43214

Frank J. & Cheryl O. Safranek
3673 Olentangy Blvd.
Columbus, OH 43214

Shinoka & Keiko Toshiharu
3673 Olentangy Blvd.
Columbus, OH 43214

Patricia Streibig
3653 Olentangy Blvd.
Columbus, OH 43214

Mary C. McKenna
3683 Weston Pl.
Columbus, OH 43214

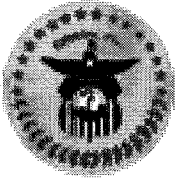
Eric D. & Nancy M. Wygle
3661 Weston Pl.
Columbus, OH 43214

Jason C. & Gwendolyn A. Meyer
3667 Weston Pl.
Columbus, OH 43214

Graydon P. Spanner
Jennifer P. Sanders
3675 Weston Pl.
Columbus, OH 43214

John W. & Susan M. Herbert
3655 Weston Pl.
Columbus, OH 43214

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3666 Olentangy Boulevard



14310-00720
3666 Olentangy Boulevard

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Mon Oct 6 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 3666 OLENTANGY BLVD COLUMBUS, OH 43214

Mailing Address: 7007 BROADWAY AVE
CLEVELAND, OH 44105

Owner: RYAN STEPHEN D RYAN DEBORAH A

Parcel Number: 010058927

ZONING INFORMATION

Zoning: ORIG, Residential, R3

effective 2/27/1928, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Clintonville Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

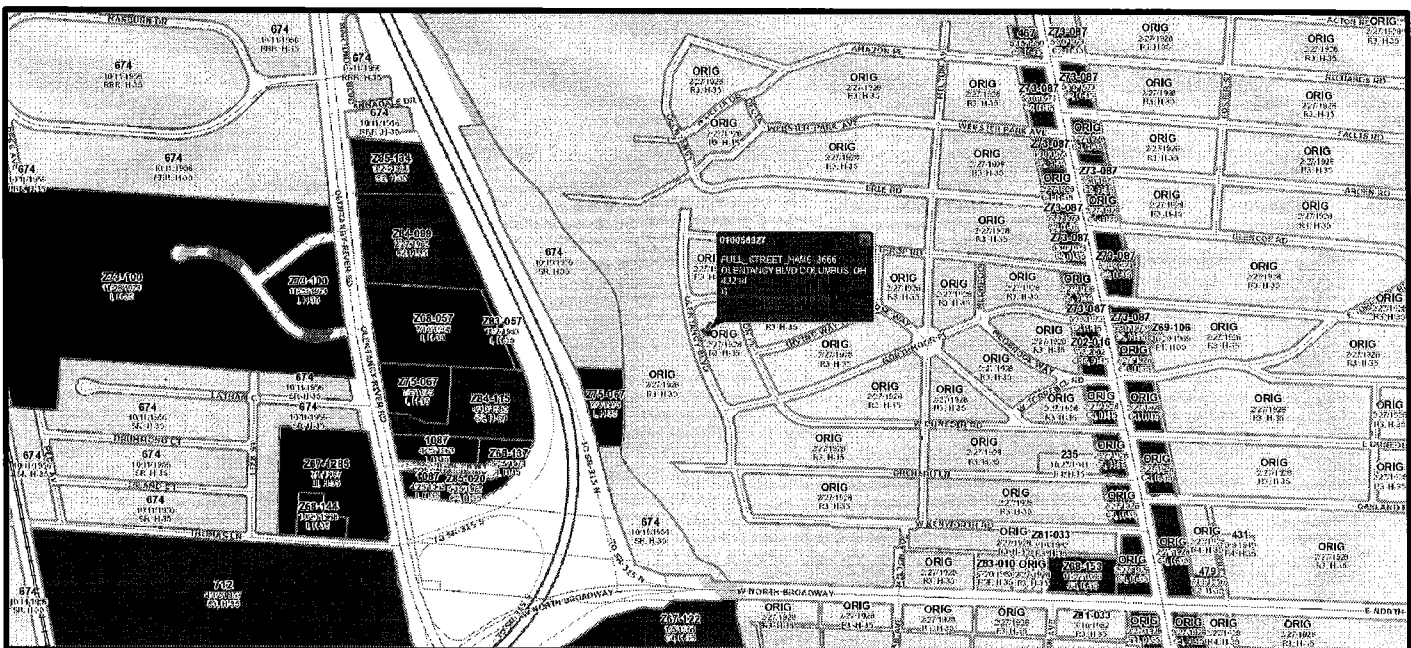
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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STATEMENT OF HARDSHIP

14310-00720

Chapter 3307 of the Columbus Zoning Code
Section 3307.10 Variances by City Council

3666 Olentangy Boulevard

- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of Public Streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

We need to expand our garage storage space to accommodate lawn and garden tools as well as winter storage for lawn furniture.

In an effort to have a smaller environmental impact, we have turned virtually all of our backyard space into raised beds for vegetable and fruit gardening.

The tools needed to maintain the garden require extensive winter storage space. The footprint of the gardens will not allow for lateral expansion of the garage, therefore we seek a variance for vertical expansion. This change will also allow us to park both cars inside the garage

Signature of Applicant

Seharak Pison
Hester D. Pison

Date

9/7/14
9/7/14

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

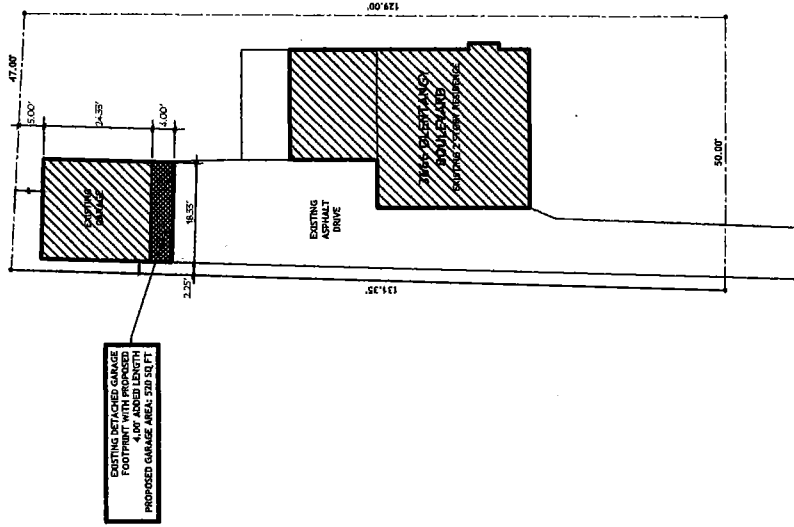
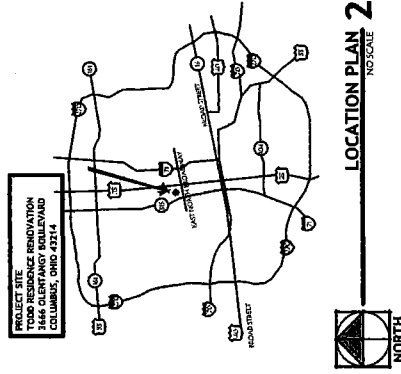
For all questions regarding this form and fees please call: 614-645-4522

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**TODD RESIDENCE
RENOVATION**
3666 OLENTANGY BOULEVARD
COLUMBUS, OHIO 43214
FRANKLIN COUNTY

PARCEL ID 010-058927-00
NORTHMOOR ADD, LOT 241
CITY OF COLUMBUS

BUILDING DATA
YEAR BUILT 1941
ZONING RESIDENTIAL - R3
FLOOD ZONE - X
2 STORY WOOD FRAME



14310-00720
3666 Olentangy Boulevard

**CORNERSTONE CONSTRUCTION
& REMODELING**
6689 HUNTER ROAD
COLUMBUS, OHIO 43228
P 614.840.0922 WWW.CORNERSTONE.BIZ

**RYAN GARAGE
ALTERATIONS**
3666 OLENTANGY BOULEVARD
COLUMBUS, OHIO 43214

CONTRACT
NO. 14310-00720
DATE 2014 AUG 1
REVISION

DATES
DATE 2014 AUG 1
REVISION

TITLE
TITLE / SHEET / SITE PLAN

SHEET #
A1

14310-00720
3666 Olentangy Boulevard

DEC-08-2003 11:34

HOY SURVEYING

614 895 1949 F. 02

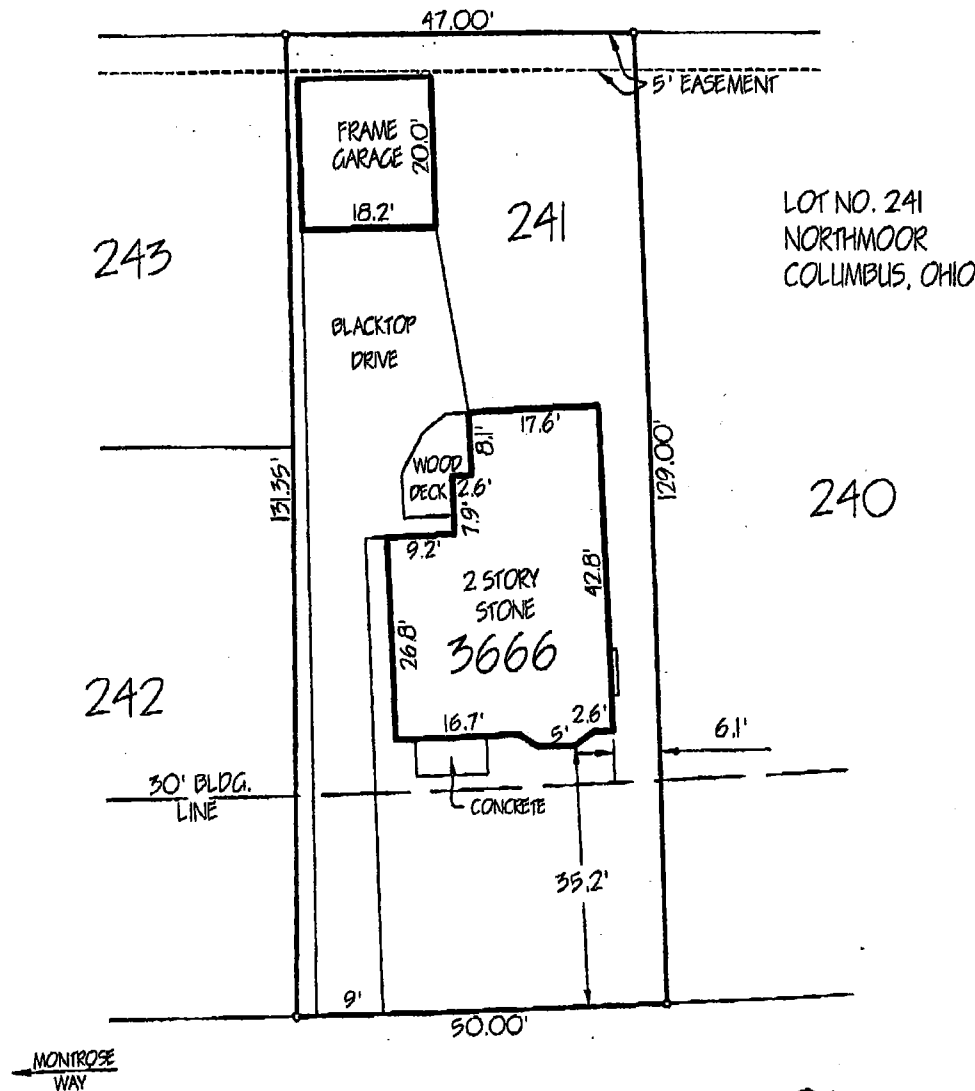
5750 Chandler Court
Westerville, OH 43082
E-Mail: hoyssinc@aol.com
Phone (614) 895-1922
Survey Fax (614) 895-1949
Construction Fax (614) 895-9549



5304-03-S

Order No.

CERTIFIED TO TITLE FIRST N COUNTY OF FRANKLIN
LENDER SIRVA P.B. 14 PG. 18 OR/D.B. PG.
BUYER TODD SCALE 1" = 20' DATE 12-8-03 DRN KB CH WB



OLENTANGY BOULEVARD 60'



We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and is not to be construed as having been prepared for the owner or for the use of the owner for any purposes.

THIS PROPERTY IS LOCATED IN

CORNERSTONE CONSTRUCTION
 & REMODELING
 6589 HUNTLEY ROAD
 COLUMBUS, OHIO 43229
 P 614.840.0922 WWW.CCRINC.BIZ

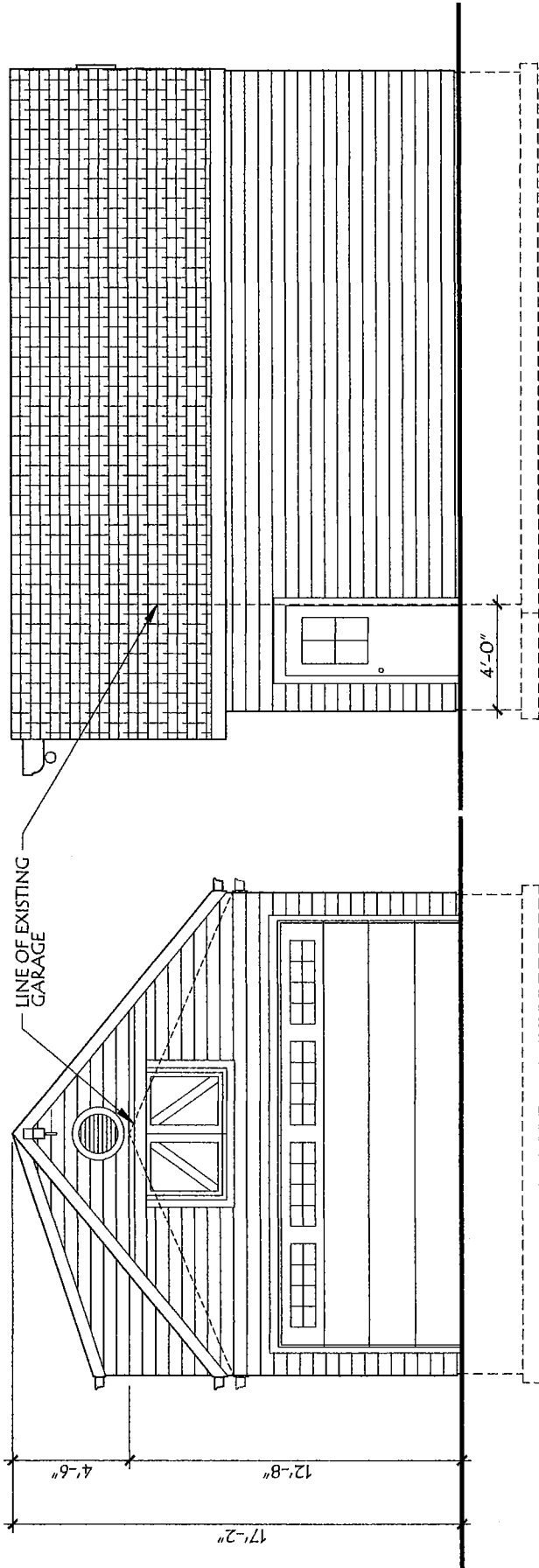
PROJ ECT
 RYAN GARAGE
 ALTERATIONS
 3666 OLONTANGY BOULEVARD
 COLUMBUS, OHIO 43214

COPYRIGHT
 2014 AUG 1

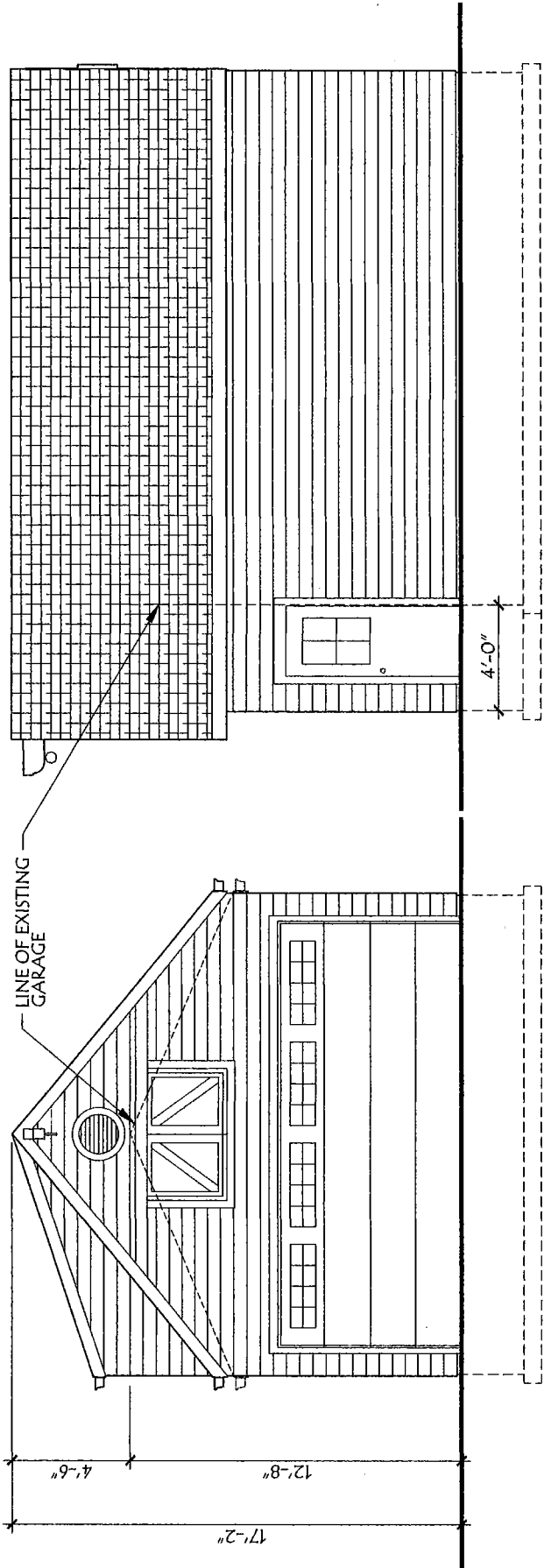
DATE
 2014 AUG 1
 REVISION

TITLE
 GARAGE
 EXTERIOR
 ELEVATIONS

SHEET #
 3



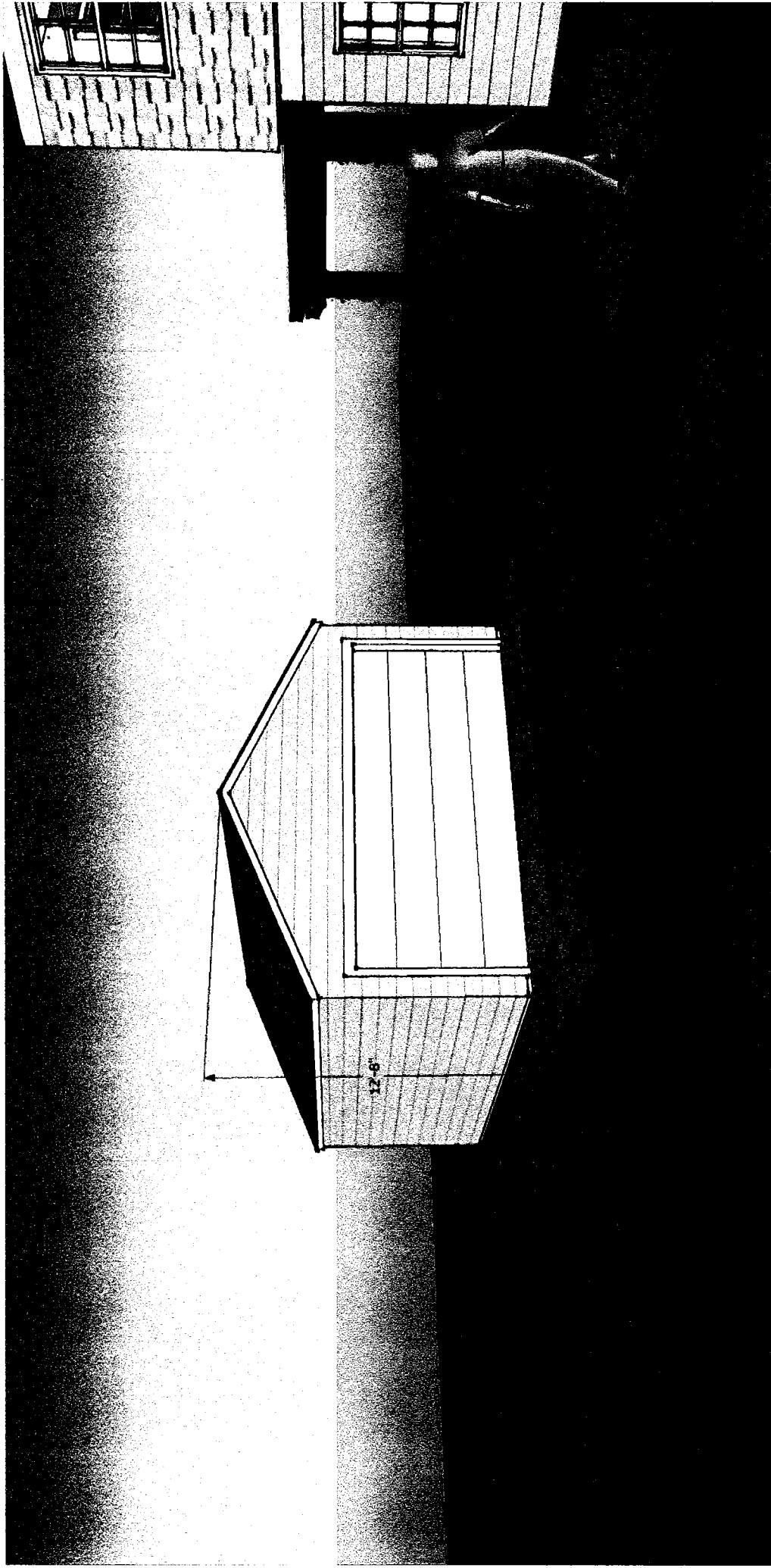
14310-00720
 3666 Olentangy Boulevard



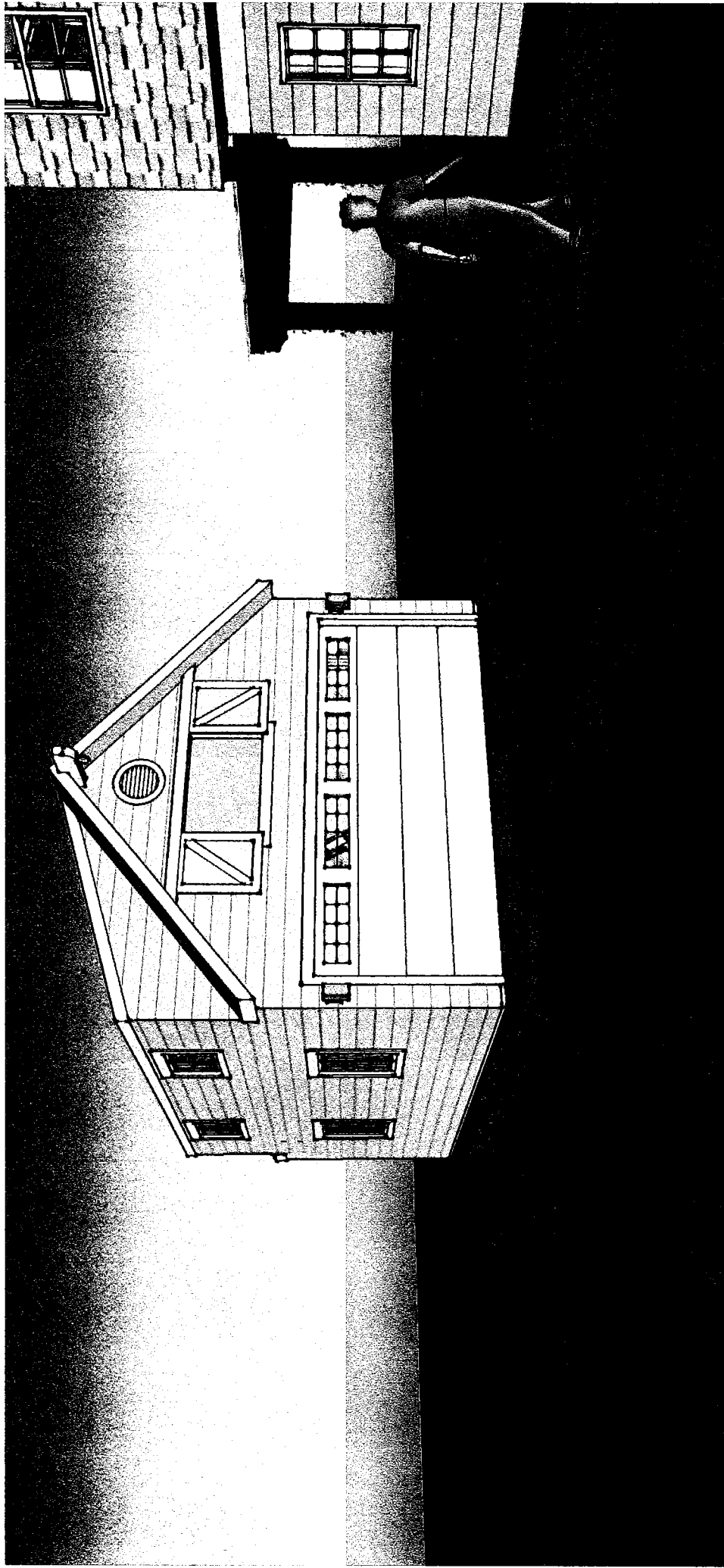
PROPOSED WEST ELEVATION
 SCALE: 1/4" = 1'-0"

PROPOSED SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

14310-00720
 3666 Olontangy Boulevard



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3666 Olentangy Boulevard



14310-00720
3666 Olentangy Boulevard



City of Columbus

Address Plat



CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 010058927

Project Name: SINGLE FAMILY HOME

House Number: 3666

Street Name: OLENTANGY BLVD

Lot Number: 241

Subdivision: NORTHMOOR

Work Done: REMODEL

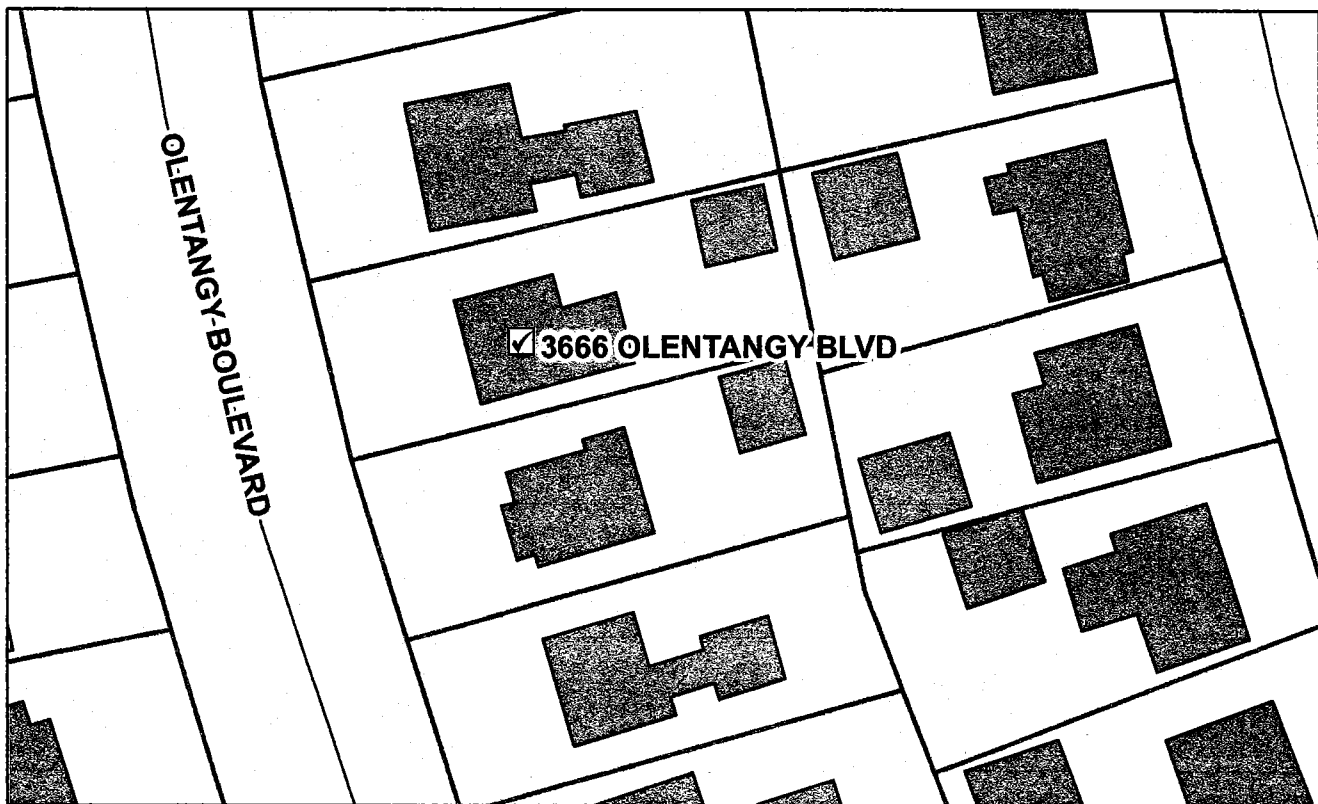
Complex: N/A

Owner: STEPHEN D RYAN & DEBORAH A RYAN

Requested By: CORNERSTONE CONSTRUCTION (GREG DELONG)

Printed By: James P. Reagan

Date: 10/02/2014



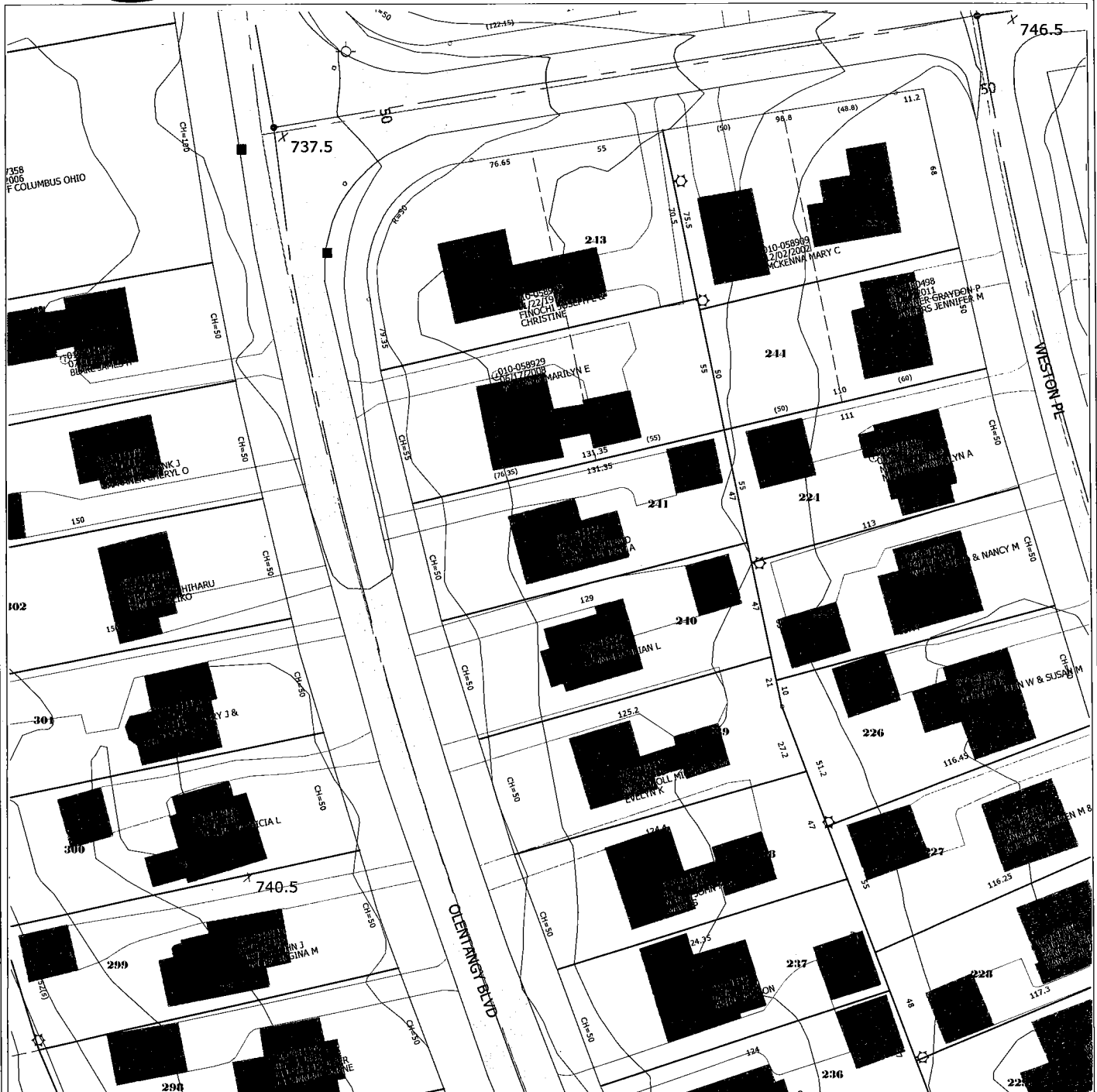
JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 65664



CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR
MAP ID: S **DATE: 10/3/14**



Disclaimer

This map is prepared for the real property inventory within this county. survey plats, and other public records and data. Users of this map are n information sources should be consulted for verification of the informat county and the mapping companies assume no legal responsibilities for Please notify the Franklin County GIS Division of any discrepancies.

Scale = 60

14310-00720
3666 Olontangy Boulevard

Real Estate / GIS Department



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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate

APPLICATION # **14310-00720**

STATE OF OHIO
COUNTY OF FRANKLIN

3666 Olentangy Boulevard

Being first duly cautioned and sworn [NAME] Stephen and Deborah Ryan

Of [COMPLETE ADDRESS] 3666 Olentangy Blvd., Columbus, OH 43214

deposes and states that [he/she] is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following formats

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. <u>DEBORAH RYAN</u> <u>STEPHEN RYAN</u> <u>3666 OLENTANGY BLVD.</u> <u>COLUMBUS, OH 43214</u>	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 13 day of September, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Mar 18, 2017



This Project Disclosure Statement expires six months after date of notarization.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

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